

ALLENVILLE FAMILY PROPERTIES AFP

THE NEXT LEVEL LUXURY TINY
HOME LAKESIDE COMMUNITY





ALLENVILLE HISTORY

- Property between Hidden Lakes and the Buckeye Equestrian Event Center has been “condemned” since 1978
- City of Buckeye has been “non-supportive” to annexation to assist in rezoning
- Maricopa County against rezoning of non-conforming lots to do development
- Allenville Property is in the City of Buckeye 2040 Development Plan to become the “Rio District” – proposed to be like the waterfront area of Tempe Lake/River front

Historic flooding upended Allenville, a community south of Buckeye, in 1978. The area was a safe haven for Black families who traveled to Arizona in the 1940s for work but could not access housing elsewhere due to racist housing practices, such as redlining and restrictive covenants.

CITY OF BUCKEYE PLANS

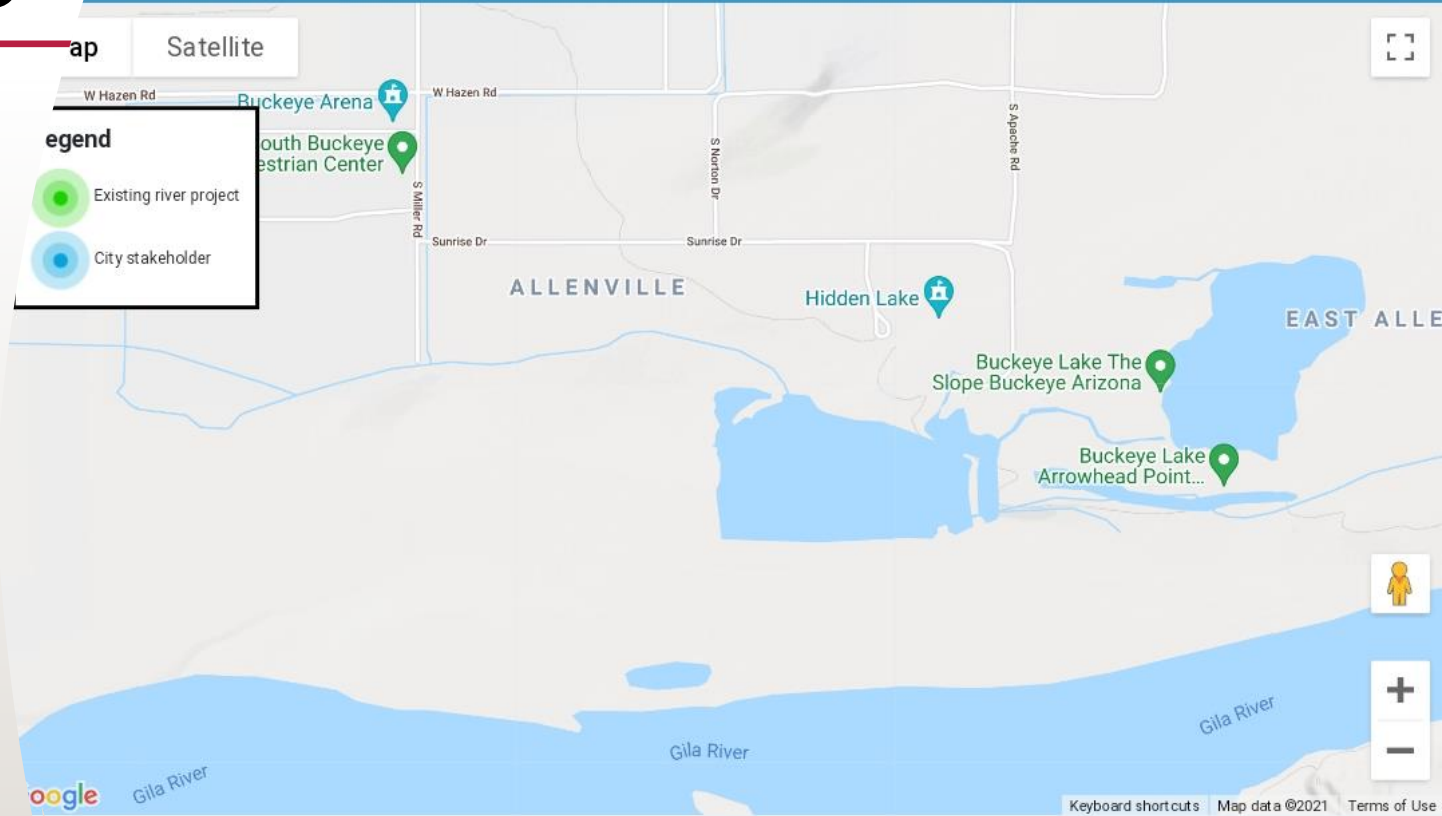
- Historically Buckeye did not acknowledge the area until 2018

(Reclaim the River; Enliven the Banks El Rio District Area Plan)

- In 2020 Hidden Lakes became annexed into the City
- In 2021 The Buckeye Equestrian Center expands facilities (RV PARK)
- In 2021 City of Buckeye conducts a feasibility study for the area around Allenville
- In 2023 Buckeye Announced plans to rename the area RIO DISTRICT and incorporate hospitality and recreation for residence and visitors to Buckeye for the Lake and the Equestrian Event Center (ref. Link)

River Map

Explore the dynamic projects and partners engaged in the river corridor.



The geography

The Rio Reimagined project's geographic span is a 58-mile stretch of the Rio Salado from Granite Reef Dam to State Route 85 including the Rio Salado and Gila Rivers. The Rio Reimagined belongs to the eight communities along the river corridor as they partner in creating a vibrant urban riverfront for the Valley.

COMBINING THE PAST WITH THE PRESENT – TO CREATE THE FUTURE!

- Allenville Property Owners will be priority in the Opportunity Zone Development of a Short –Term Rental community of Luxury Tiny homes on the old Share-cropper lots of their ancestors.
- Each lot will have 1 – 2 Lux-built tiny homes (United Tiny Homes) that will serve as rentals for those coming to the Lake or the Event center.
- The units will be self contained and will be marketed on all vacation rental websites through a successful short term rental management company
- A Museum will be dedicated and developed to educate and preserve the Allenville community history.



An aerial view of Allenville, a historic Black community south of Buckeye in Arizona's West Valley from 1944 to 1978.

COURTESY OF MICHAEL SULLIVAN

THE OPPORTUNITY ZONE PLAN

- The 2018 Tax Cuts and Jobs Act – Fostered the OZ Program
- Allenville and the Allenville Family Properties are the exact type of development that was considered when the program was designed.
- The Buckeye OZ Fund was created with Allenville and the development of a highly needed opportunity as the core mission.
- Property Owners will become shareholders in the largest development project the Allenville/Buckeye area has ever seen



Michael Baker International

The overall project is pulled together by a foundation plan for the El Rio District that integrates the City Lakes into an urban park that functions as a gateway to the restored Gila River and defines a new waterfront legacy for the City of Buckeye.

THE BUCKEYE OZ FUND

Development

- 1500 ground-up developments and projects
- Developer designed project
- 30 years and a solid team of project leaders in each industry
- 3 years in R&D for strategic deployment of resources

Management

- 30 years of physical asset management
- Established Independent Financial management team
- Expert Opportunity Zone Advisors
- Investor Relation Management



Development

- United Tiny Homes
 - Industry Leading Tiny home Builder
- BSN Construction
 - Arizona Residential/Commercial General Contractor
- VCRC
 - Community Liason
- Rainbow Valley Water Co.
- RDO Equipment Sales

Management

- Independent Concepts
- OZ Advisors
- American Deposit Management

Supporting

- Buckeye OZ Fund
- OAT Preservation Society
- Allenville Family Museum

THOSE BEHIND THE EFFORT



WHAT IS THE POSITION TO DATE

MARKET TRACTION

- 2 popular venues without accommodations
- Visitor count average – 5k (seasonal)
- Combined 85 events yearly between lake and barn
- Estimated 15k visitors in 3 years

(Reclaim the River; Enliven the Banks El Rio District Area Plan, 2018)

COMMUNITY TRACTION

- Hiking Trailhead (hikers)
- Lake/River waterfront restoration (water people)
- Horse Trails (horse people)
- City entitlements for 2040
- State Land Acquisitions

es
to the
10

IN THE MATTER OF THE APPLICATION OF
HOPEVILLE WATER COMPANY, INC. D/B/A
ALLENVILLE WATER COMPANY FOR
APPROVAL TO SELL ITS WATER SYSTEM
ASSETS TO THE TOWN OF BUCKEYE AND
TO CANCEL ITS CERTIFICATE OF
CONVENIENCE AND NECESSITY.

MAKING IT LIVE

Buckeye OZ Fund

3 STR units developed
1 Museum site Dedicated

Social Media

Press Release/local media
Crowdfunding Campaign
Due Diligence program
Set up for scaling AFP



Allenville Family Properties

Develop 15 – 20 more family sites with
shareholder agreements
Use non-profits and funding to acquire
state Trust lots

Invite investors to expand
Incorporate the area
Install Water and Waste treatment

THE MONEY

Land Contributions (leases) for shares of the entire fund - \$1 million

Development Costs on each lot - \$1.7 million

20 Luxury Rental units - \$2.3 million

The capital request is \$5 million

Money will be dispersed per OZ regulations within the 31-month time limit

AFP Financials



THE WIN/WIN/WIN


LAND CONTRIBUTORS

- 50,000 Buckeye OZ units
- Site Development
- Asset Establishment
- Rental Property Creation
- Monthly returns (+8%)
- Total Tax Deferment

CAPITAL INVESTORS

- 18-29% Return rates (10 year)
- Monthly returns (5%-8%)
- Hands Free Rental properties
- Management of tax credentials
- Tax Deferment 2027
- 3 to 5 year SAFE Contracts

Buckeye OZ Fund operate on 2% of the total fund annually



CONTACT

- Tommy Dee – 602-888-9199
- Tammy Cline – 602-686-8598

